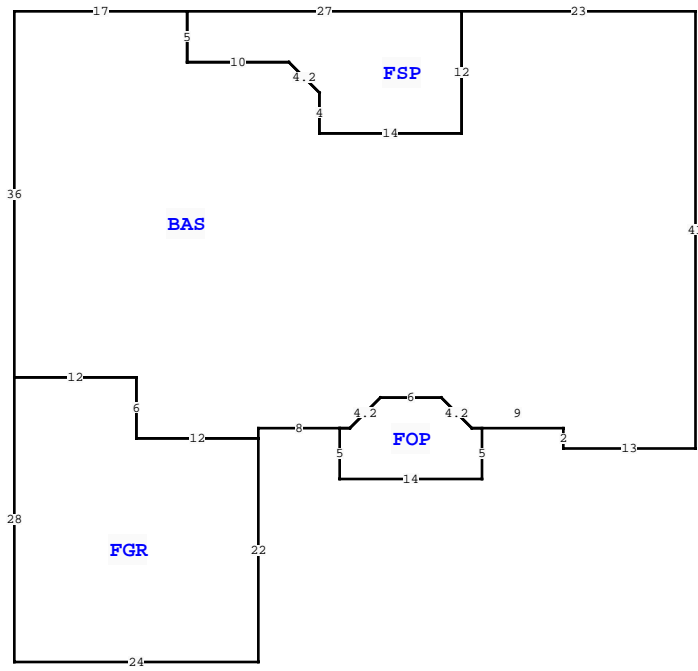


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,461	100	
FGR	600	55	
FOP	97	30	
FSP	238	40	
TOTALS	3,396		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,915	122.7292	137.46	400,696	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2024 Heated Area: 2461 HX Base Yr 2024											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		316,550
TOTAL MARKET OB/XF VALUE		52,054
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		403,604
SOH/AGL Deduction		303,802
ASSESSED VALUE		99,802
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,391
TOTAL JUST VALUE		403,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047957	Screen Enclosure	20,000	08/23/2023
000047531	Electrical Servc	0	06/23/2023
000046121	Roof Replacement	22,925	12/16/2022
2918	SFR	480	04/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2325	2/14/2023	WD Q	Q	I	01	435,000
GRANTOR: REYES JOSE A						
GRANTEE: HARBINSON EDWARD JO						
1357/0639	4/03/2018	WD Q	Q	I	01	289,000
GRANTOR: WILLIAM PATRICK CHANE						
GRANTEE: JOSE A & DEENA REYE						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	2,056.00	UT	2.00	2.00	100	2004	2004	3	100	4,112	
2	0280	POOL R/CON	0	100	0	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766	
3	0262	PRCH, FOP	0	100	12	144.00	UT	10.00	10.00	100	2005	2005	3	100	1,440	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
7	0282	POOL ENCL	0	100	39	1,521.00	UT	15.00	15.00	100	2024	2023		85	19,393	
8	0166	CONC, PAVMT	0	100	39	981.00	UT	3.00	3.00	100	2024	2023		100	2,943	
TOTALS															52,054	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							